

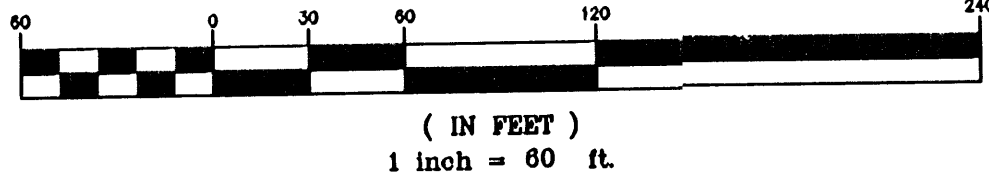
NOTES:

1. MINIMUM SETBACKS ARE AS FOLLOWS:
A. 35' FRONT YARD
B. 8' MIN. SIDE YARD, WITH THE SUM OF 20'
C. 25' REAR YARD
2. A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE AND ON THE REAR OF LOTS. A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT LINE.
3. WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH. WATER & SEWER TO BE MAINTAINED BY THE CITY OF OLIVE BRANCH.
4. THIS PROPERTY IS NOT LOCATED IN FEMA IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FIRM NO. 26033C0055 D, DATED MAY, 1990.
5. IRON PINS ARE SET ON ALL PROPERTY CORNERS. CHISEL MARKS ARE MADE ON THE CURB AT THE EXTENDED PROPERTY LINE AND ARE FOR REFERENCE ONLY.
6. AN ACCESS EASEMENT IS GRANTED TO THE CITY OF OLIVE BRANCH WHICH COVERS ALL STREETS IN THIS SUBDIVISION. A UTILITY EASEMENT IS GRANTED TO THE CITY OF OLIVE BRANCH WHICH COVERS ALL STREETS, LOTS AND COMMON AREAS.
7. THE STREETS IN THIS SUBDIVISION ARE PRIVATE. THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR ALL REPAIRS AND MAINTENANCE. A \$240.00 PER LOT ANNUAL FEE HAS BEEN ESTABLISHED FOR WHICH HALF SHALL BE FOR THIS PURPOSE AND THE OTHER HALF SHALL BE FOR THE MAINTENANCE OF LANDSCAPED AREAS.
8. WHILE EVERY ATTEMPT HAS BEEN MADE TO ENSURE PROPER COMPACTION AND SOIL CONDITIONS, THERE MAY BE EXISTING UNSUITABLE SOIL CONDITIONS THAT WERE NOT DISCOVERED DURING THE CONSTRUCTION PROCESS. IT IS THE SOLE RESPONSIBILITY OF EACH LOT OWNER OR BUILDER TO EXAMINE THEIR LOT FOR THE SUITABILITY OF SOILS TO CARRY THE ANTICIPATED LOADS.

REFERENCE BEARING
LYONS GATE SUBDIVISION SEC. B
PLAT BOOK 65 PAGE 16

| CURVE TABLE | | | | |
|-------------|--------|--------|-------------|-------|
| CURVE | LENGTH | RADIUS | CB | CD |
| C1 | 60.80 | 325.00 | S07°51'30"E | 60.72 |
| C2 | 10.87 | 325.00 | S01°32'27"E | 10.87 |
| C3 | 60.64 | 275.00 | S06°54'02"E | 60.52 |

GRAPHIC SCALE



LYONS GATE
SUBDIVISION,
SEC. B, PLAT
BOOK 65, PAGE 16

*Declaration of Covenants
and Restrictions
Recorded in Plat Book 65, Page 16
This is the 3rd day of Jan. 2007
W. E. Davis, County Clerk
by S. C. [Signature]*

OWNERS CERTIFICATE
I, W. E. Davis, OWNER OR AUTHORIZED REPRESENTATIVE
OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION
AND DEDICATE THE RIGHT-OF-WAY FOR THE USE OF ROADS AND UTILITY EASEMENTS AS
SHOWN ON THE PLAT OF THE SUBDIVISION TO THE CITY OF OLIVE BRANCH,
MISSISSIPPI, FOR THE PUBLIC USE FOREVER. I CERTIFY THAT AN OWNER IN FEE
SIMPLE OF THE PROPERTY AND NO TAXES HAVE BECOME DUE AND PAYABLE.
THIS THE 21 DAY OF Dec, 2006
W. E. Davis
OWNER OR AUTHORIZED REPRESENTATIVE

NOTARY'S CERTIFICATE
STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID
COUNTY AND STATE, ON THE 21 DAY OF Dec, 2006
WITHIN MY JURISDICTION, THE WITHIN NAMED W. E. Davis
WHO ACKNOWLEDGED THAT HE IS OWNER
AND THAT FOR AND ON BEHALF OF THE SAID UNITED LIABILITY COMPANY, AND AS HIS AGENT,
AND DEED HE/HE DECEDED THE ABOVE AND FOREGOING WARRANTY DEED, FOR THE
PURPOSES MENTIONED ON THE DAY AND YEAR HEREIN MENTIONED, AFTER FIRST HAVING BEEN
DULY AUTHORIZED BY SAID LIMITED LIABILITY COMPANY TO DO.

W. E. Davis
NOTARY PUBLIC
MY COMMISSION EXPIRES: 25-10

MORTGAGEE'S CERTIFICATE

HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR
THE ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT
TO THE CITY OF OLIVE BRANCH, MS FOR PUBLIC USE FOREVER.
I CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND
THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 21 DAY OF
Dec, 2006
W. E. Davis
TITLE SIGNATURE OF MORTGAGEE

NOTARY'S CERTIFICATE
STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID
COUNTY AND STATE, ON THE 21 DAY OF Dec, 2006
WITHIN MY JURISDICTION, THE WITHIN NAMED W. E. Davis
WHO ACKNOWLEDGED THAT HE IS OWNER
AND THAT FOR AND ON BEHALF OF THE SAID BANK, AND AS HIS AGENT,
AND DEED HE/HE DECEDED THE ABOVE AND FOREGOING INSTRUMENT,
AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID BANK TO DO.

W. E. Davis
NOTARY PUBLIC
MY COMMISSION EXPIRES: 25-10

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I HAVE DRAWN THIS SUBDIVISION PLAN HEREON, AND THE
PLAT OF SAME IS ACCURATELY DRAWN FROM INFORMATION FROM A GOOD SURVEY BY
ME.

OLIVE BRANCH CITY'S CERTIFICATE

OLIVE BRANCH PLANNING COMMISSION

APPROVED BY THE OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI PLANNING COMMISSION
ON THIS THE 21 DAY OF March, 2006

OLIVE BRANCH MAYOR & BOARD OF ALDERMEN

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OLIVE BRANCH,
DESOTO COUNTY, MISSISSIPPI, ON THIS THE 21 DAY OF March, 2006

MINUTE BOOK 64, PAGE 283

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR
RECORD IN MY OFFICE AT 8:45 O'CLOCK A.M. ON THIS 21 DAY OF
Dec, 2006, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES
AND DULY RECORDED IN PLAT BOOK 65, PAGE 16

CHANCERY COURT

W. E. Davis
County Clerk
by S. C. [Signature]

Final Plat of
Section D
Lyon's Gate
Subdivision
Section 15 & 22, Township 1 South, Range 6 West
Olive Branch, Mississippi
SCALE: 1" = 100'
January, 2007

Zoning: PUD
Total Area: 3.45 Acres
Total Lots: 10; Class C Survey
DEVELOPER
Lyon's Plantation, LLC
P.O. Box 38
Olive Branch, Mississippi 38654
RUSSELL & COMPANY
ENGINEERS SURVEYORS
6740 GOODMAN ROAD
OLIVE BRANCH, MS 38654
662-893-3377 FAX 662-893-3379